

# Hilston Close



Unique, much extended and upgraded family property

Extensive lounge, dining/sitting room, kitchen/breakfast room and garden room

Enviably plot with large drive, double garage and lovely gardens

Stunning, large 'Master' suite with dressing room and ensuite

Viewing essential to appreciate the accommodation

**£399,995**



Multi-Award Wining

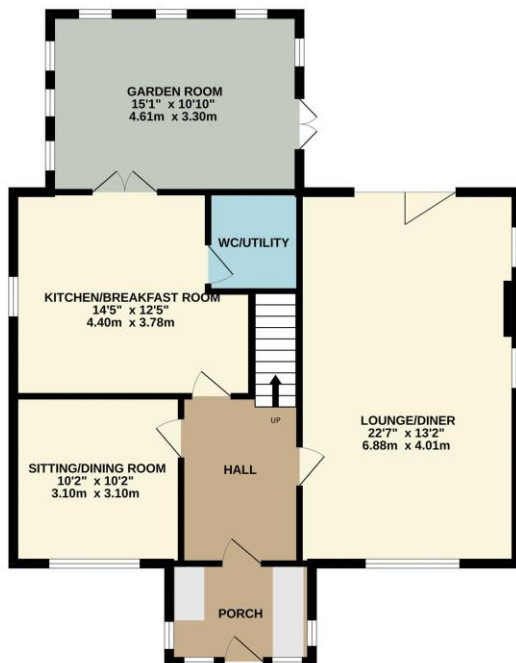




Significantly and professionally extended, full height, to both the rear and front elevations, whilst being very much improved and packed with quality, this unique, five-bedroom property is particularly handsome, oozing kerb appeal. Occupying an enviable plot, with large drive, detached double garage and beautiful front and rear gardens, the rear boasting a sunny, southerly aspect and delivering great privacy. The extension works have added a spacious porch and impressive study/fifth bedroom to the front, and to the rear, a fantastic garden room, whilst allowing a very large 'Master' suite above.

The generous ground floor footprint now comprises an entrance porch, inner hall, extensive dual aspect living room with bi-fold doors, separate sitting/dining room, superb kitchen/breakfast room, utility/WC and garden room. The first floor brings five bedrooms, the fifth being optimised as a lovely study with feature 'vaulted' ceiling, a feature repeated within the stunning 'Master' with fitted robes and stylish ensuite, separate four-piece suite family bathroom. Imposing and double fronted, the front elevation looks onto the attractive, established front garden, complimented by the enclosed rear garden, with patios, lawn, established greenery, with timber shed, and quality, bespoke-built summer house. Ingleby Homes recommended.

GROUND FLOOR  
903 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# “The Ingleby Barwick Experts”







Tenure: Freehold

Council Tax Band: F

EPC Rating: C

**INGLEBY  
HOMES**  
SALES & LETTINGS

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